

Regular Meeting  
*Jasper Plan Commission*  
March 7, 2012

President Brad Schnarr called the Regular Meeting of the Jasper Plan Commission to order at 7:37 p.m. Secretary Bernita Berger took roll call as follows:

|                      |          |                           |          |
|----------------------|----------|---------------------------|----------|
| Brad Schnarr, Pres.  | -Present | Cindy Laake               | -Present |
| Jim Schroeder, V.P.  | -Present | Pat Lottes                | -Present |
| Bernita Berger, Sec. | -Present | Martin Loya               | -Present |
| Bob Wright           | -Present | Chad Hurm, Engineer       | -Present |
| Randy Mehringer      | -Present | Darla Blazey, Bldg. Comm. | -Present |
| Ben Krapf            | -Present | Bill Shaneyfelt, Attorney | -Present |
| Kevin Manley         | -Present |                           |          |

**PLEDGE OF ALLEGIANCE**

President Schnarr led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the February 1, 2012, Regular Meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. It was seconded by Bernita Berger. Motion carried 11-0.

**STATEMENT**

President Schnarr read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**OLD BUSINESS**

Petition of Todd Kerstiens and Jerome Kerstiens of Kerstiens Development, Inc., as developers, and Robert A. and Mary Jane Durcholz as owners for secondary approval of the proposed plat of Wind Song Estates II, an addition to the City of Jasper, Indiana, and for approval of all proposed necessary street profiles and utility improvements associated with said subdivision.

Vice President Jim Schroeder made a motion to table the public hearing until next month's meeting scheduled on April 4, 2012 at 7:30 p.m. Kevin Manley seconded it. Motion carried 11-0.

**NEW BUSINESS**

Petition of Kimball International, Inc., as developers, for primary approval of the proposed plat of "A Replat of Lot Two of Kimball Industrial Park and a Replat of Lot 1A of the Second Replat of Lot One of Kimball Industrial Park," a subdivision to the City of Jasper, Indiana, and for approval of all proposed necessary street and utility improvements associated with said subdivision.

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Kimball International to request primary approval to plat 94 acres of land into 7 lots, all of which are currently owned by Kimball. The proposed property borders 12<sup>th</sup> Avenue, U.S. 231, HRJ Lane and Kimball Boulevard.

Kimball plans to sell a 208,400 square-foot building it owns at 1220 Power Drive to Stens Corporation. Since the property must have its own access to a public street, as required as part of the City's platting process, Kimball is proposing to dedicate a portion of Power Drive, which is currently a private lane.

Mr. Buehler also displayed a site plan of the plat and proposed drainage plan. City Engineer Hurm said he had several discussions with Mr. Buehler and Kimball regarding the plat, including the easements in the area. It was agreed upon that the plans include putting the gas and water in a utility easement on the south side of HRJ Lane. Also a sanitary sewer easement would be provided for an existing sewer line running through the properties.

City Engineer Hurm informed the Plan Commission that Mr. Buehler appeared before the Board of Public Works (BPW) to present Kimball's proposal to the Board and make it aware that the City would potentially be taking over some existing infrastructure and liability associated with it. Engineer Hurm added that the BPW did give a favorable recommendation for the plat. This modification from the Design Standards Specifications Manual is authorized pursuant to section 17.05.140 of the Subdivision Control Ordinance.

With no remonstrators present, Bob Wright made a motion to grant primary approval of the proposed plat. Martin Loya seconded the motion. Motion carried 11-0.

Petition of City of Jasper to consider a proposed change to the text of the Zoning Ordinance for the City of Jasper (Ord. 1993-17), changing the number of members of the Board of Zoning Appeals from 6 to 5.

Attorney Bill Shaneyfelt presented to the Board a proposed change to the text of the Zoning Ordinance, which would change the number of members of the Board of Zoning Appeals from 6 to 5. The proposed change would follow state statute.

After some discussion and with no remonstrators present, City Engineer Chad Hurm made a motion to favorably recommend that the Common Council grant the proposed amendment to change the number of Board of Zoning Appeals members from 6 to 5. Pat Lottes seconded it. Motion carried 11-0.

A public hearing will be held in the City Hall Council Chambers on March 20, 2012, at 6:40p.m., for final approval of the amendment.

With no further discussion, Bob Wright made a motion to adjourn the meeting. Bernita Berger seconded it. Motion carried 11-0, and the meeting was adjourned at 8:20p.m.

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Brad Schnarr, President

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Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary